

Board of County Commissioners

Agenda Request

Date of Meeting: March 18, 2003
Date Submitted: March 13, 2003

To: Honorable Chairman and Members of the Board

From: Parwez Alam, County Administrator
Gary W. Johnson, Director, Community Development Department

Subject: Request to Submit a Comprehensive Plan Amendment, Cycle 2003-2, to the Fred George Basin Special Development Zone A Elevation and Building Elevation

Statement of Issue:

This is a request to submit a Comprehensive Plan Amendment, Cycle 2003-2, to the Fred George Basin Special Development Zone (SDZ) A Elevation and Building Elevation (Attachment #1).

Background:

The Fred George Basin SDZ was developed over 10 years ago using older contour data for determining the Zone A floodplain elevation. Better GIS information has assisted in locating a lower overflow elevation that modifies the Zone A floodplain. Staff has presented this amendment to the Planning Department for preliminary review subject to the approval of the Board.

Analysis:

There are two proposed changes to the Fred George Basin SDZ requirements and several additional changes to correct a glitch (Attachment #1). The first change is to modify the Zone A elevation from 108 to 104 feet NGVD. The original elevation of 108 feet NGVD was based on an assumed floodplain elevation at an overflow near the railroad tracks in the northern part of the drainage basin. The Fred George Basin has never had an approved modeled or calculated floodplain. A worst case flooding scenario was estimated by finding where this floodplain would overflow to the Ochlockonee River Basin. Due to better GIS information, a lower overflow elevation was found on the southwest corner of the basin on the parcel northwest of the I-10/Capital Circle Northwest intersection. This new area has been surveyed and a revised floodplain has been certified by Mr. Russell Large, P.E., of L&W Engineering. The proposed floodplain elevation is 104 feet NGVD and is based on the staging necessary to discharge the flood volume through this new overflow area. We are therefore requesting this modification to reflect the true Zone A floodplain elevation.

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The second change is to remove the requirement of no structure being allowed below 110 feet. This requirement was based on adding two feet to the before mentioned floodplain elevation of 108 feet. We believe that this requirement should be removed entirely from the Comprehensive Plan.

It is more appropriate to include this requirement in the Leon County Ordinance to be consistent with minimum elevation restrictions for structures in the Lake Jackson and Lake Iamonia basins. Neither Lake Iamonia nor Lake Jackson SDZs have this requirement in the Comprehensive Plan, but include the appropriate minimum allowable elevation for structures in the Environmental Management Act (EMA). More importantly, if new floodplain elevation data or modeling is submitted to update the allowable location for building structures, this could easily be accomplished by modifying the ordinance versus having to modify the Comprehensive Plan each time followed by modifying the ordinance which takes significantly longer.

The final changes involved a glitch to correct the spelling of all citations for the acronym NGVD (National Geodetic Vertical Datum). There were several locations where the letters were transposed.

Based on the above, staff recommends amending the Comprehensive Plan as shown in Attachment #1 to reflect this newer floodplain information.

Options:

1. Direct staff to submit a Comprehensive Plan Amendment in Cycle 2003-2 to the Fred George Basin Special Development Zone Elevation A and Building Elevation.
2. Do not direct staff to submit a Comprehensive Plan Amendment in Cycle 2003-2 to the Fred George Basin Special Development Zone Elevation A and Building Elevation.
3. Board direction.

Recommendations:

Option #1

Attachments:

1. Proposed Text Amendment.

2301-1p

PA/GJ/JK

PROPOSED TEXT AMENDMENT:

Policy 2.2.12: [C] (Rev. Effective 6/14/00)

Special development zones with accompanying criteria shall be established and implemented through the LDRs for the following lakes:

Lake Jackson-- Zone A = below elevation 100 feet NGVD
(criteria) 5% or 4,000 sq. ft. may be disturbed
Zone B = between 100 feet NGVD and 110 feet NGVD
(criteria) 50 % of the site must be left natural

Preserve shoreline vegetation in its natural state for minimum of 50 linear feet landward of the ordinary high water line. Allow essential access.
Government initiated stormwater facilities for retrofit purposes may utilize a greater portion of the SDZ if applicable criteria (Policy 2.1.9 [C]) are met.

Bradford Brook Chain of Lakes-- Zone A = below elevation 40 feet NGVD
(criteria) 5% or 4,000 sq. ft. may be disturbed
Zone B = between 40 ft. NGVD and 60 ft. NGVD
(criteria) 50% of the site must be left natural

Preserve shoreline vegetation in its natural state for minimum of 50 linear feet upland of the ordinary high water line. Allow essential access.

Fred George Basin-- Zone A = below elevation 1048 feet NGVD
(criteria) 75% of the site must be left
natural no structure below 110 feet

Lake Iamonia-- Zone A = below elevation 110 feet NGVD
(criteria) 5% or 4,000 sq. ft. may be disturbed
Zone B = between 110 feet NGVD and 120 feet NGVD
(criteria) 50% of the site must be left natural

Preserve shoreline vegetation in its natural state for minimum of 50 linear feet landward of the ordinary high water line. Allow essential access.